

81-117-1 242 **PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Douglas A. Wood
Louise C. Wood
XXX we, legal owner, of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof,

herby petition for a Variance from Section 400.1, to permit accessory structures

to be located in the front yard in lieu of the required

rear yard and Section 400.3, to permit a height of 20'-7" in lieu

of the required 15'.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

The proposed variances to permit the existing barn, currently used for farm equipment and feed storage, to remain with the existing house.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

Contract purchaser
Address
Legal Owner
Address 810 Walters Lane
Sparks, Maryland 21152
Petitioner's Attorney
Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day

1977, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the _____ day of _____, 1977, at _____ o'clock

_____,
Zoning Commissioner of Baltimore County.
(over)

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204
Nicholas B. Commodari
Chairman

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

August 21, 1980

Mr. & Mrs. Douglas A. Wood
810 Walters Lane
Sparks, Maryland 21152

RE: Item No. 242
Douglas A. Wood, et ux
Variance Petition

Dear Mr. & Mrs. Wood:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

This Variance originates because of your proposal to subdivide this property into four lots and have the existing barn, which is higher than 15 feet, to remain on the proposed lot #2.

Particular attention should be afforded to the comments of the Health Department, while those comments from the State Highway Administration have been addressed on the revised site plans.

Enclosed are all comments submitted to this office from the committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

Very truly yours,

NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NEB:bsc

Enclosures

McKee, DuVal & Assoc., Inc.
1717 York Road
Lutherville, Md. 21093



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

July 30, 1980

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #242 (1979-1980)
Property Owner: Douglas A. & Louise C. Wood
E/S York Rd. 2,350' N. of Belfast Rd.
Acres: 6.6 acres District: 8th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

This proposed subdivision was reviewed March 20, 1980 by the Baltimore County Joint Subdivision Planning Committee. The Joint Subdivision Planning Committee comments are available for your consideration. Subsequently the Preliminary Plan for this subdivision has received Tentative Approval.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 242 (1979-1980).

Very truly yours,

ELLISWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

END:EAM:PWR:ss

cc: J. Wimbley, R. Morton, H. Shalowitz

DD-NE Key Sheet
92 NW 7 Pos. Sheet
NW 23 B Topo
28 Tax Map

Maryland Department of Transportation State Highway Administration

James J. O'Donnell
Secretary
M. S. Caltrider
Administrator

June 11, 1980

Mr. William Hammond
Zoning Commissioner
County Office Bldg.
Towson, Md. 21204

Attention: Mr. N. Commodari

Re: Z.A.C. Meeting, June 3, 1980
ITEM: 242
Property Owner: Douglas A. & Louise C. Wood
Location: E/S York Rd. (Route 45) - 2350' N of Belfast Rd.
Existing Zoning: R.C. 5
Proposed Zoning: Variances to permit sideyard setback of 30' in lieu of the required 50' and to permit a front setback of 60' to the centerline of Walters Lane in lieu of the required 75'.
Acres: 6.6
District: 8th

Dear Mr. Hammond:

On review of the plan revisions must be made.

A Joint Subdivision Planning Committee meeting was held on March 20, 1980. The State Highway Administration stated that York Road shall be improved with a 40' widening from the centerline of York Road.

The intersection should be widened to 24' with a minimum of 20' radius returns.

This must be shown on a revised plan prior to a hearing date being assigned.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits

By: George Wittman

CL:GW:vrđ

My telephone number is (301)383-4320

P.O. Box 717 / 300 West Preston Street, Baltimore, Maryland 21203



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3211

JOHN D. SEYFFERT
DIRECTOR

July 2, 1980

Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #242, Zoning Advisory Committee Meeting, June 3, 1980, are as follows:

Property Owner: Douglas A. and Louise C. Wood
Location: E/S York Road 2,350' N. of Belfast Road
Acres: 6.6 acres
District: 8th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,

John L. Wimbley
Planner III
Current Planning and Development



baltime county
department of traffic engineering
TOWSON, MARYLAND 21204
(301)434-2650

STEPHEN E. COLLINS
DIRECTOR

August 7, 1980

Mr. William Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

The Department of Traffic Engineering has no comments on the following items of the June 3, 1980 Zoning Advisory Committee Meeting:
238-239-240-241-242-243.

Very truly yours,

Michael S. Flanagan
Engineer Associate II

MSE/hmd



BALTIMORE COUNTY
DEPARTMENT OF HEALTH
TOWSON, MARYLAND 21204

DONALD J. ROOP, M.D., MPH
DEPUTY STATE & COUNTY HEALTH OFFICER

July 16, 1980

Mr. William R. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #242, Zoning Advisory Committee Meeting of June 3, 1980, are as follows:

Property Owner: Douglas A. & Louise C. Wood
Location: E/S York Road 2,350' N. of Belfast Road
Existing Zoning: R.C. 5
Proposed Zoning: Variances to permit sideyard setback of 30' in lieu of the required 50' and to permit a front setback of 60' to the centerline of Walters Lane in lieu of the required 75'.
Acres: 6.6 Acres
District: 8th

The proposed building lots will be served by private wells and sewage disposal systems. Soil percolation tests have been conducted and are valid for a period of three years. All Baltimore County, Department of Health and State of Maryland, Department of Mental Health and Hygiene regulations regarding water wells must be met prior to final building permit approval and/or reconveyance of property.

The existing dwelling (Lot 2) is presently served by a spring and sewage disposal system. The sewage disposal system appears to be functioning properly. The existing spring, however, is in poor physical conditions. Therefore, prior to approval of the record plat, a new well must be drilled to serve the dwelling and the spring abandoned.

Very truly yours,

Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

IJF/mw

Pursuant to the advertisement, posting of property, and a public hearing on the Petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner(s), the Variance(s) should be had; and it further appears that the granting of the Variance(s) requested will not adversely affect the health, safety, and general welfare of the community; and, therefore,

IT IS ORDERED, by the Zoning Commissioner of Baltimore County, this 29th day of September, 1980, that the herein Petition for Variance(s) to permit existing accessory structures to be located in the front yard in lieu of the required rear yard and one of the existing accessory structures (barn) to be 20 feet 7 inches in height in lieu of the required fifteen feet, in accordance with the site plan prepared by McKee, Duval and Associates, Inc., revised July 18, 1980, should be and the same is GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. The proposed subdivision of land shall comply with the subdivision regulations.
2. No livestock, as defined by the zoning regulations, shall be kept on the subject site unless and until the ownership of the Petitioner, or any subsequent owner thereof, equals or exceeds three acres (farmette) of contiguous land and shall be limited to one large or two small livestock animals to one acre of grazing or pasture land.
3. Any relocation or reconstruction of the existing accessory structures herein referred to shall comply with the zoning regulations in effect at the time of relocation or reconstruction.
4. Approval of the aforementioned site plan by the Department of Public Works and the Office of Planning and Zoning.

William E. Hammond
Zoning Commissioner of
Baltimore County

RE: PETITION FOR VARIANCES : BEFORE THE ZONING COMMISSIONER
E/S of York Rd., 2350' : OF BALTIMORE COUNTY
N of Belfast Rd., 8th District

DOUGLAS A. WOOD, et ux, : Case No. 81-47-A
Petitioners

ORDER TO ENTER APPEARANCE

Mr. Commissioners:

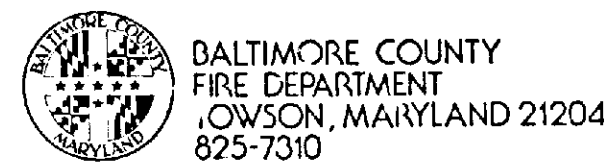
Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel

John W. Hession, III
John W. Hession, III
People's Counsel for Baltimore County
Rm. 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 11th day of August, 1980, a copy of the foregoing Order was mailed to Mr. and Mrs. Douglas A. Wood, 810 Walters Lane, Sparks, Maryland 21152, Petitioners.

John W. Hession, III
John W. Hession, III



PAUL H. REINCKE
CHIEF

August 5, 1980

Mr. William Hammond
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

Re: Property Owner: Douglas A. & Louise C. Wood

Location: E/S York Road 2,350' N. of Belfast Road

Item No: 242 Zoning Agenda: Meeting Of 6/3/80

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- () 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- (xx) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER *George M. McCormack* Noted and Approved: *George M. McCormack*
Planning Group Fire Prevention Bureau
Special Inspection Division

PETITION FOR VARIANCE
8th District

ZONING: Petition for Variances
LOCATION: East side of York Road, 2350 feet North of Belfast Road
DATE & TIME: Tuesday, September 23, 1980 at 10:15 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variances to permit accessory structures to be located in the front yard in lieu of the required rear yard and to permit a height of 20.7 feet in lieu of the required 15 feet

The Zoning Regulations to be excepted as follows:

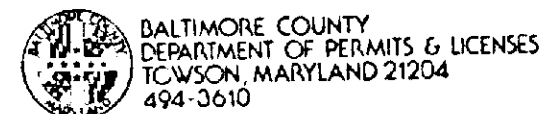
Section 400.1 - Accessory Structures
Section 400.3 - The height of accessory buildings shall not exceed 15 feet

All that parcel of land in the Eighth District of Baltimore County

Being the property of Douglas A. Wood, et ux, as shown on plat plan filed with the Zoning Department

Hearing Date: Tuesday, September 23, 1980 at 10:15 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF
WILLIAM E. HAMMOND
ZONING COMMISSIONER
OF BALTIMORE COUNTY



TED ZALESKI JR.
DIRECTOR

July 10, 1980

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #242 Zoning Advisory Committee Meeting: June 3, 1980 are as follows:

Property Owner: Douglas A. & Louise C. Wood
Location: E/S York Road 2,350' N of Belfast Road
Existing Zoning: R.C. 5
Proposed Zoning: Variance to permit sideyard of 30' in lieu of the required 50' and to permit a front setback of 60' to the centerline of Walters Lane in lieu of the required 75'.

Acres: 6.6
District: 8th

The items checked below are applicable:

- X A. All structures shall conform to the Baltimore County Building Code 1978, and other applicable Codes.
- X B. A building/ permit shall be required before beginning construction.
- X Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required.
- D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- E. In wood frame construction an exterior wall erected within 6' 0" of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3' 0" of lot line. A minimum 8" masonry firewall is required if construction is on the lot line.
- F. Requested variance conflicts with the Baltimore County Building Code, Section/s.
- G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
- H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that, the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 305 and the required construction classification of Table 214.
- T. Comments

NOTE: These comments reflect only on the information provided by the drawing submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired additional information may be obtained by visiting Room #122 (Plans Review) at 111 West Chesapeake Ave., Towson.

Very truly yours,
Charles E. Burnham
Charles E. Burnham, Chief
Plans Review

CEB:rrj

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: June 6, 1980

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

Z.A.C. Meeting of: June 3, 1980

RE: Item No: 237, 238, 239, 240, 241, 242, 243
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,

Wm. Nick Petrovich
Wm. Nick Petrovich, Assistant
Department of Planning

WNP/bp

MCKEE, DUVAL & ASSOCIATES, INC.
Engineering - Surveying - Real Estate Development

1717 YORK RD.

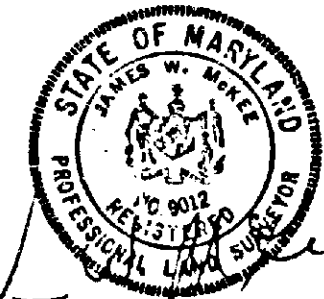
LUTHERVILLE, MARYLAND 21093

Telephone: (301) 252-5820

May 28, 1980

Description of 6.6 Acres of Land, More or Less
8th Election District
Baltimore County, Maryland

Beginning for the same at a point in or near the centerline of York Road said point being 2,350 feet, more or less, North of the intersection of York and Belfast Roads and running thence North 02° 03' East 278.8 feet; North 75° 55' East 777.30 feet; South 07° 48' East 10.9 feet; South 12° 15' East 288.7 feet; South 12° 54' West 177.6 feet; due West 785.86 feet to the place of beginning. Containing 6.6 acres of land, more or less.



5/28/80

PETITIONER'S
EXHIBIT 1

To whom it may concern
We would appreciate your consideration in speeding up the process of final approval of the Wood property subdivision as much as legally possible. We have a contract of sale on our house which was signed in August. Our buyer's contract for a mortgage, with a favorable rate of interest, runs out the first week in November.
Through no fault of ours, this hearing date was postponed (I believe there was a problem with the notice in the paper) making the time element for our contract of sale very tight. We would be in serious financial trouble if we don't see our buyer. Anything you can do to expedite final approval will be greatly appreciated.
Sincerely,
Mrs. Douglas A. Wood

PETITION FOR VARIANCE

8th District
ZONING: Petition for Variance
LOCATION: East side of York Road, 2350 feet North of Belfast Road
TUESDAY, SEPT. 13, 1980
AT 10:15 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Ave., Towson, Md.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing: Petition for Variance to permit accessory structures to be located in the front yard in lieu of the required rear yard and to permit a height of 20.7 feet in lieu of the required 15 feet.

The Zoning Regulations to be excepted as follows:
Section 400.1 - Accessory Structures
Section 400.3 - The height of accessory buildings shall not exceed 15 feet.
All that parcel of land in the Eighth District of Baltimore County.

Beginning for the same at a point in or near the centerline of York Road and point being 2,350 feet, more or less, North of the intersection of York and Belfast Roads and running thence North 02° 03' East 278.8 feet; North 75° 55' East 777.30 feet; South 07° 48' East 10.9 feet; South 12° 15' East 288.7 feet; South 12° 54' East 177.6 feet; due West 785.80 feet to the place of beginning. Containing 6.6 acres of land, more or less.

The Essex Times
Essex, Md., Sept. 4, 1980

This is to Certify, That the annexed
Petition - Wood

was inserted in The Essex Times, a newspaper printed and published in Baltimore County, once in each of one successive weeks before the 4th day of Sept, 1980
William Hammond Publisher.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 093675

DATE August 5, 1980 ACCOUNT 01-662

AMOUNT \$25.00

RECEIVED FROM McKee, DuVal & Assoc., Inc.

FOR Filing Fee for Case No. 81-47-A

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 091723

DATE 9/23/80 ACCOUNT 01-662

AMOUNT \$48.00 (cash)

RECEIVED FROM Mrs. Douglas Wood

FOR Adv. & Posting for Case No. 81-47-A

VALIDATION OR SIGNATURE OF CASHIER

